



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00088 Mission Ridge Unit Nine
Application Type: Extension Request to Submit Recording Maps
CPC Hearing Date: October 4, 2012

Staff Planner: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
Location: North of Eastlake Boulevard and East of I-10
Legal Description Acreage: 53.82 acres
Rep District: ETJ
Existing Use: Vacant
Existing Zoning: ETJ
Proposed Zoning: ETJ

Nearest School: Horizon Heights Elementary School (0.23-mile)
Nearest Park: Ranchos Del Sol (4.80 miles)
Note: Emerald Pass Commercial Unit One, which includes a 3.15-acre park/pond lot, is located 0.10-mile south of this subdivision.

Park Fees: N/A
Impact Fee: Not in Impact Fee Area and will not be subject to impact fees

Property Owner: State of Texas GLO
Applicant: Hunt Mission Ridge, LLC
Representative: CEA Group

SURROUNDING ZONING AND LAND USE:

North: ETJ/ Vacant
South: ETJ/ Vacant
East: ETJ/ Vacant
West: ETJ/ Vacant

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable).

APPLICATION DESCRIPTION

The applicant is requesting a six-month extension to submit recording maps in accordance with Section 19.08.060.H (*a six-month extension to submit the recording plat may be granted by the City Plan Commission in the event that a delay is caused by action of the City, a public utility, or other governmental entity*) for Mission Ridge Unit Nine as the County of El Paso will only approve the final plat for filing after all subdivision improvements have been constructed and accepted by the County of El Paso.

CASE HISTORY

The City Plan Commission approved Mission Ridge Unit Nine on a Major Final basis on April 5, 2012, with the following modifications:

- To allow for a 76-foot right-of-way with 44 feet of pavement, a 12-foot landscaped median, with 5-foot parkways, and 5-foot sidewalks along Emerald Park Drive.
- To allow for a 52-foot right-of-way with 32 feet of pavement and 5-foot parkways, and 5-foot sidewalks as in the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION

Approval.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS:

The Development Coordinating Committee recommends *approval* of the six month extension requested for Mission Ridge Unit Nine to submit recording maps per Section 19.28.060.H. - Submission for Recording of the former Subdivision Ordinance, as the delay is being caused by the El Paso County, a governmental entity.

If approved, the extension will be valid until April 5, 2013. Failure to submit the recording maps by the expiration date of the extension will necessitate the resubmittal of the subdivision.

Planning Division Recommendation

Approval.

City Development Department - Land Development

No Objection.

El Paso County

Without a performance bond or letter of credit, the County of El Paso will only approve the final plat for filing after all subdivision improvements have been constructed and accepted by the County of El Paso. (*See Attachment 5*)

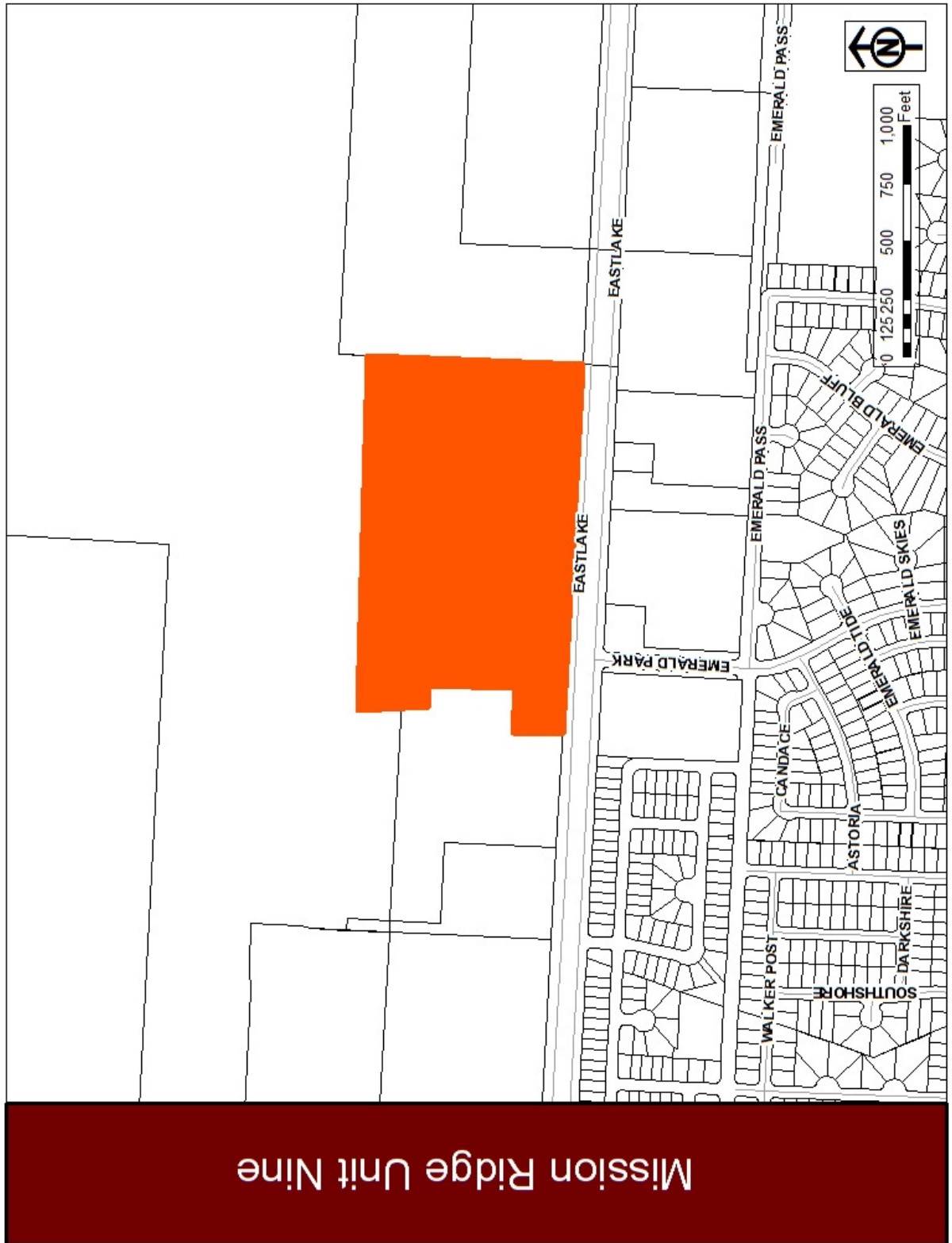
ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:

1. Prior to recording, please submit to City Development Department—Planning Division the following, if applicable:
 - a. tax certificates
 - b. release of access document
 - c. set of restrictive covenants
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

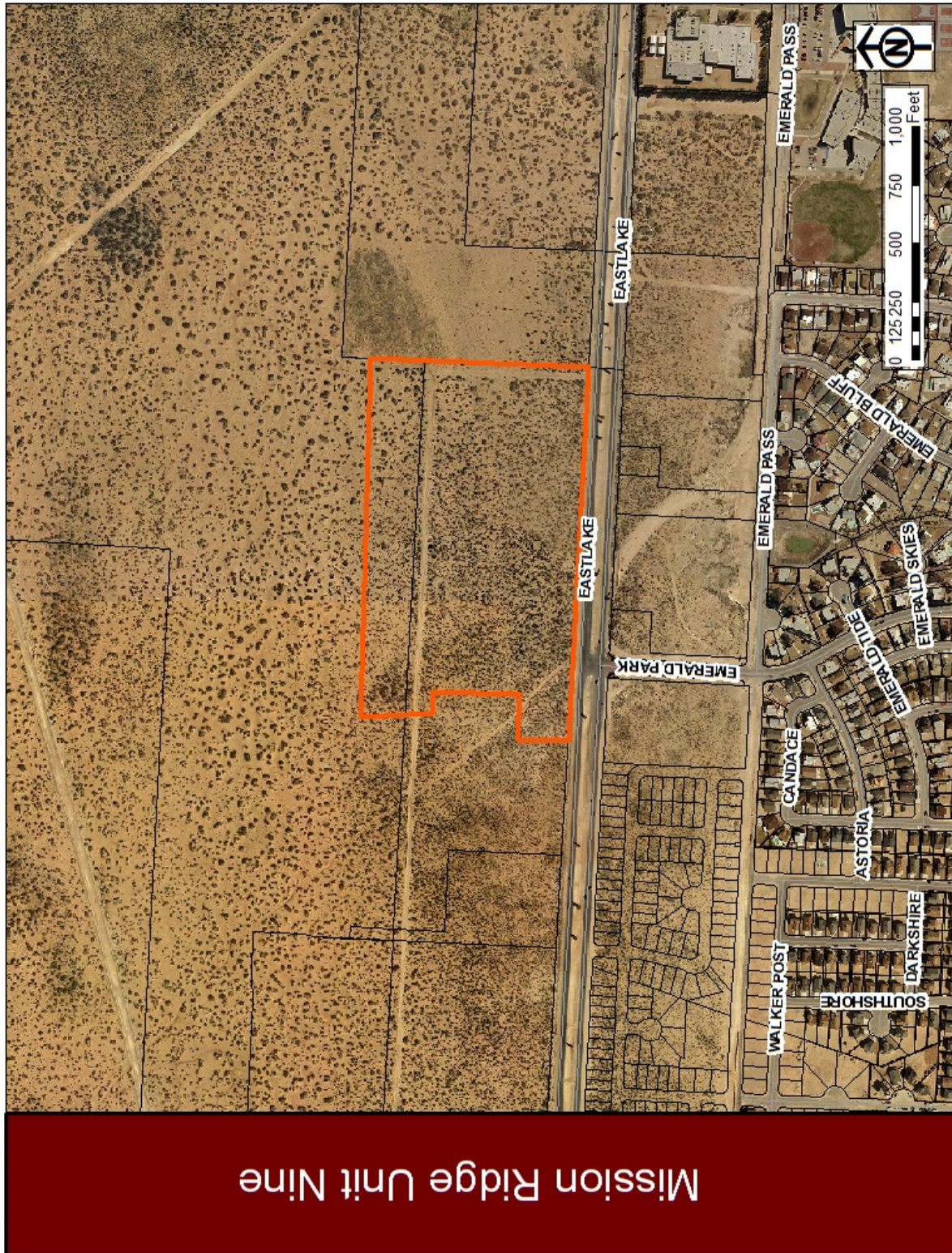
Attachments

1. Location Map
2. Aerial Map
3. Final Plat
4. Extension Request to Submit Recording Maps
5. El Paso County Letter
6. Application

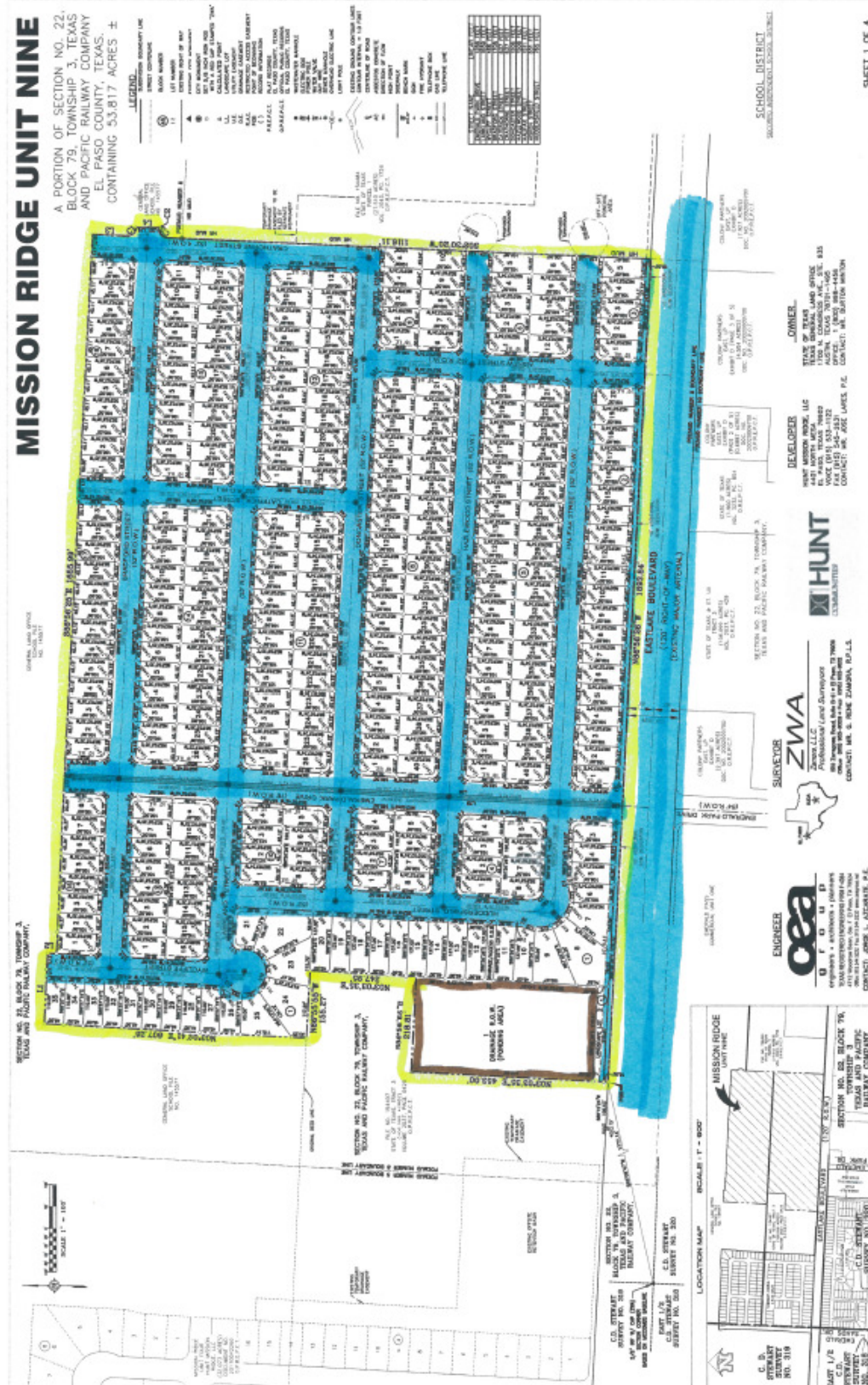
ATTACHMENT 1



ATTACHMENT 2



A PORTION OF SECTION NO. 22,
BLOCK 79, TOWNSHIP 3, TEXAS
AND PACIFIC RAILWAY COMPANY
EL PASO COUNTY, TEXAS.
CONTAINING 53.817 ACRES. ±



ATTACHMENT 4



SUSU12-00088

Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

September 17, 2012

City of El Paso-City Development Department
Two Civic Center Plaza-5th Floor
El Paso, Texas 79901

Attention: Kimberly Forsyth
Subdivision Planner

Reference: Mission Ridge Unit Nine Subdivision
Plat Filing Extension

Dear Mrs. Forsyth:

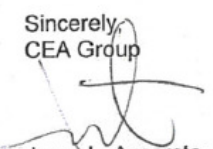
On behalf of the developer, we request a 180-day extension for the filing of the plat maps for the above mentioned subdivision. The final plat expires on October 5, 2012. Our time extension is based on the County of El Paso requirements for completion of the subdivision improvements prior to the filing of the plat. The development is currently under construction and the improvements will be completed by June, 2013.

As part of our request for the plat filing extension for Mission Ridge Unit Nine, we offer the following information in support:

- The percentage of public improvement completed is approximately 0%.
- The estimated date of completion is June, 2013
- The pending public improvements to complete the subdivision are the drainage infrastructure, water system, wastewater system and street improvements, traffic signage, and street name signs.

If you have any questions regarding this issue, please do not hesitate to contact me at 915.544.5232 or mobile number 915.355.0583.

Sincerely,
CEA Group


Jorge L. Azcarate, P.E.
Project Manager

I-2090-0011d.kf.17september12
JLA/jla

engineers • architects • planners

ATTACHMENT 5



**COUNTY OF EL PASO
PUBLIC WORKS DEPARTMENT
800 E. OVERLAND RM 407
EL PASO, TEXAS 79901
(915) 546-2015
(FAX) (915) 546-8194**

September 24, 2012

**Mr. Justin Bass
The City of El Paso
Planning and Economic Development Department
#2 Civic Center Plaza, 5th Floor
El Paso, Texas 79901**

Re: Mission Ridge Unit 9 – Plat Extension Request

Mr. Bass:

Without a subdivision performance bond or letter of credit, the County of El Paso will only approve the final plat for filing after all subdivision improvements have been constructed and accepted by the County of El Paso.

Should you have any questions or need additional information, please feel free to call me at (915) 546-2015. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Gilbert Saldaña Jr.", is written over a horizontal line.

Gilbert Saldaña Jr., P.E.
Senior Civil Engineer

Cc: Mr. Jorge Azcarate, P.E. (CEA Engineering Group)

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION FINAL APPROVAL

DATE: 2/13/12

FILE NO. SUSU12-00022

SUBDIVISION NAME: Mission Ridge Unit Nine

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Section No. 22, Block 79, Township 3, Texas and Pacific Railway Company El Paso County, Texas.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	36.545	326	Office		
Duplex			Street & Alley	14.613	11
Apartment			Ponding & Drainage	2.10	1
Mobile Home			Institutional	0.125	1
P.U.D.			Other (specify below)		
Park			Landscape R.O.W	0.125	1
School			Dedication	0.434	1
Commercial			Total No. Sites	341	
Industrial			Total (Gross) Acreage	53.817	

3. What is existing zoning of the above described property? ETJ Proposed zoning? ETJ

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
Approved County variances in setbacks, lot areas & street row reduction

5. What type of utility easements are proposed: Underground Overhead Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)
Storm water run-off will be conveyed via sheet flow to a proposed storm drainage
infrastructure that will ultimately discharge to an on-site retention basin.

7. Are special public improvements proposed in connection with development? Yes No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No
If answer is "Yes", please explain the nature of the modification or exception 52-ft row st. with 2-5ft
sidewalks, 2-5ft parkways, 2-16ft paved lanes with 6" curb & gutter

9. Remarks and/or explanation of special circumstances: N/A

10. Improvement Plans submitted? Yes X No

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No

If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record State of Texas G.L.O. 1700 N. Congress Ave., Ste. 935 Austin, TX 787-01-1495 1-800-998-4456
(Name & Address) (Zip) (Phone)
12. Developer Hunt Mission Ridge, LLC 4401 North Mesa 79902 915-533-1122
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean, Ste. F 79924 915-544-5232
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,796.00

OWNER SIGNATURE:

REPRESENTATIVE:

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.